

Highgreen Manor: Danish Barn

Design and Heritage Statement

TO BE READ IN CONJUNCTION WITH
PREVIOUSLY SUBMITTED HERITAGE
STATEMENTS FOR HIGHGREEN
MANOR, LISTED BUILDING APP
Decision Notice_18NP0093LBC



CONTENTS

1 INTRODUCTION

- 1.1 Purpose
- 1.2 Approach

2 THE LISTINGS

3 BACKGROUND

- 3.1 The Building
- 3.2 Origins, History and Development of Highgreen Manor

4 SIGNIFICANCE

- 4.1 Assessment and Statement of Significance

5. THE PROPOSALS

6 HERITAGE IMPACT ASSESSMENT

- 6.1 Detailed Heritage Impact Assessment
- 6.2 Mitigation
- 6.3 Conclusions

APPENDICES

APPENDIX A: REFERENCES AND BIBLIOGRAPHY

APPENDIX B : RELEVANT PLANNING POLICIES

1.0 INTRODUCTION

1.1 AIM OF THIS HERITAGE STATEMENT

The application proposes the removal of a panel of stonework in the agricultural building known as the Danish Barn. The reason for the removal is to protect and make it easier to repair and maintain a more significant part of the Manor House.

AIMS:

1. Assess the significance of Danish barn in relation to the rest of the grade II listed manor house.
2. Consider the importance of the barn in its wider context and describe mitigation against any impact.

1.2 APPROACH TO THE REPORT

The report examines briefly the development of the House and assesses its significance. The process has informed the proposals which are fundamental to assisting the preservation of the main heritage asset, The House.

Historic England defines conservation as: 'the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance. Some legislative requirements refer to 'preservation'. The courts consider that this is to be interpreted as 'preserve from harm' – that is harm to its significance, not simply its fabric. Conservation (or preservation, when given its proper meaning) of the most sensitive and important buildings or sites may come close to absolute physical preservation, but those instances will be very rare.

The vast majority of our heritage assets are capable of being adapted or worked around to some extent without a loss of their significance. Indeed change is often vital to facilitate the optimum viable use of an asset so that it continues to receive investment. (1)

<https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

1.3 RESOURCES USED

Historic England guidance documents used in the compilation of this report:

- Conservation Principles, Policies and Guidance (2008).
- Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2015).
- The National Heritage List for England is the official database which provides access to up to date information on all nationally designated heritage assets. It can be accessed at <https://www.historicengland.org.uk/listing/the-list/>



Area of stonework to be removed to the left of the photo to enable better access to Unit 3 and to reduce the risk of damp

2. HIGHGREEN MANOR LISTINGS:

TARSET HIGH GREEN

NY 89 SW

24/88 Highgreen Manor

GV II

Country house with 2 cottages attached to rear. c.1885 extended 1894 for Mr. Morrison Bell. Rock-faced stone with ashlar dressings, Welsh slate roof. In 2 sections.

To left the older section: 2 storeys, 5 bays. 3-bay centre has central gabled porch and paired sash windows with stepped and castellated gables over each bay. End bays are round towers; they have corbel tables and ashlar parapets with slit windows and blank recesses in raised moulded surrounds; moulded cornices and tall conical roofs with swept eaves and lead finials. Elsewhere hipped roofs with tall corniced stacks. Addition to right L-plan. Recessed linking section to left has part-glazed door with mullioned overlight; above 5 small 6-pane casements in raised moulded surrounds. Projecting right bay has 4-light window on ground floor; on 1st floor a canted oriel window on moulded corbel with shield incised C 1894 L Flanking the oriel 2 carved panels in foliage frames, to right the W B M. Morrison Bell crest, to left a bell. Above the oriel a gable flanked by chimneys with a pronounced batter. Interior: Stone fireplace with moulded mantelshelf and large segmental overpanel bearing Morrison Bell crest, all set in aedicule with pilasters and modillion cornice.

Listing NGR: NY8085391052

TARSET HIGH GREEN

NY 89 SW

24/89 Stable block c.20 yards west of Highgreen Manor

GV II

Stable block. c.1885 for Mr. Morrison Bell, incorporating the walls of mid-C19 farmbuildings. Rock-faced stone with Welsh slate roofs. L plan group.

To right the gable ends of two stable blocks linked by lean-to loggia with two segmental arches. The block to left has small 3-light window on ground floor, round-arched dovecote entry above. The block to right has boarded stable door within the loggia and, above, a 3-light window with blocked centre light which is carved with a bell. Gabled roofs with hollow-chamfered coping.

Projecting to left a single-storey, 3-bay cartshed. Two segmental arches to right with boarded double doors. Boarded double doors in left bay. Gabled roof with flat coping and square corniced end stack.

Listing NGR: NY8081291030

3 BACKGROUND : The Building

3.1 Highgreen Manor: The Nature of the Asset as a Whole

As Peter Ryder states in his report: 'John Grundy says, one of the most startling buildings in the National Park...to find, in the wildest of moorland settings, an exotic Victorian chateau, is a surprise indeed'.

1

There has been a house on the site since the mid 18th century when coal and lead were mined nearby. The Manor developed in several phases as is common with country houses in Northumberland, the previous building being incorporated into the new one. The baronial building was built in 1894 for Charles William Bell, a Durham mine owner. The architect for this phase was W.J. Ansell of Clifford Inn in London. Ansell also designed Richmond on Thames Town Hall, the exterior of the Trocadero Restaurant in Piccadilly Circus and worked on the Regent's Palace Hotel. Ansell died in 1913.

The main section of the manor; the baronial part was built from rock face stone. The earlier 19th century farmhouses which are partially exposed in east wing and to the north side of the main Manor building are coursed random local sandstone with dressed stone quoins. The later early 20thC additions are finely dressed ashlar stone.

When first built, the Manor was known as 'the orange house' due to the colour of its newly quarried stonework and the way it 'jarred' with the landscape and the local vernacular.

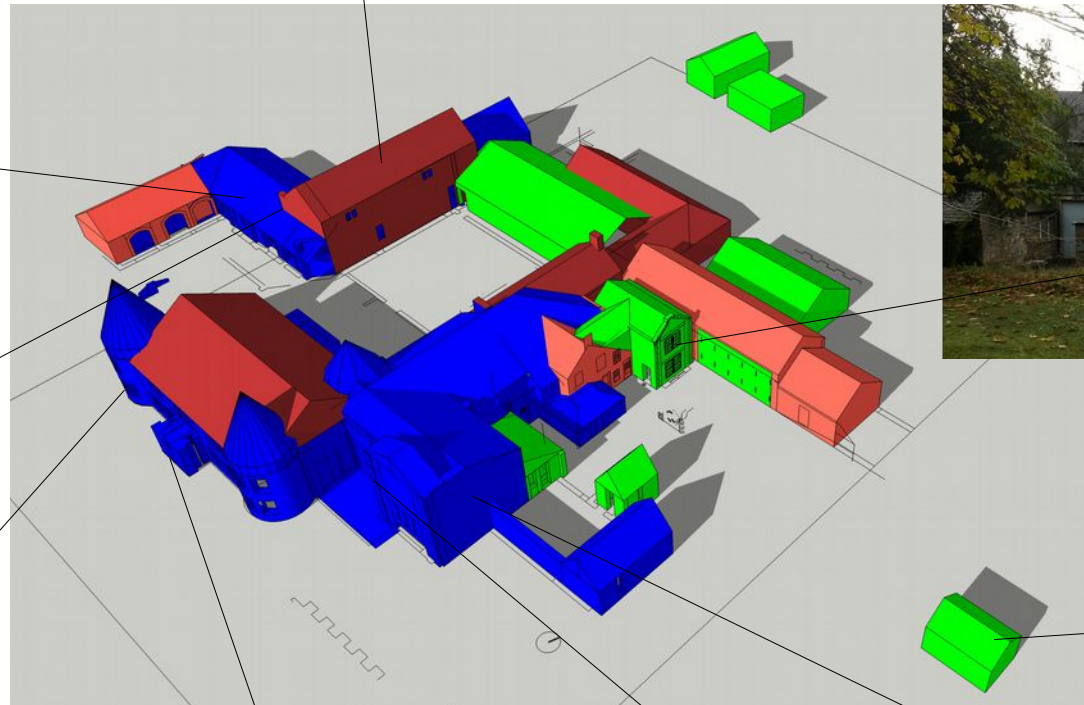


3.1 The Building



Photos around the outside of the buildings

3.2 Fabric, Character and Setting



3.2 Origins, History and Development of Highgreen Manor

Pre 1860

The 1860 plan in the Ryder report shows the arrangement of the buildings prior to the purchase by William T Bell to serve as a hunting lodge. It shows the main house facing South South East, a single formal drive leading to the back of this building and behind that an L shaped range of buildings, enclosing two yards. To the west side of these yards is a long rectangular building with what Peter Ryder suggests is a Gin Gan behind it.

1860-1894

The client's detailed plan and the photos of the building prior to the baronial works beginning in 1894 show that a significant phase of works had been carried out after the 1860 map. The photos show a substantial Northumberland farmhouse. The front, south facing, three bay, symmetrical facade is flush ashlar stone, with a welsh slate roof, dressed stone water tabling and kneelers. The West gable is coursed tooled stone and the east side has a two storey projecting bay and porch below. In the background to the North of one of the photos can be seen the rear gabled offshot of the addition to the rear farmhouse

Ryder Suggests:

'The general finish, and use of Welsh slates on the roof, point to a date in the 1840s or even 1850s. The detailed plan shows that considerable developments had taken place at some time since the 1860s, and that the farm had been aggrandised - the southern part of the range on the east side of the rear yard had been remodelled as a second house, facing west, and a stable and coach house block had been built to the south-west of the west range. ' 3

The Danish barn was also added sometime after the 1860s to the East of the northern range of buildings. This barn opened to the south. The client's detailed plan also shows the driveway linking through to the east side of the rear farmhouse to the Danish Barn. At this stage there is no secondary driveway to the East of the complex.

1894 – 1898

House gifted to Charles W. Bell

Bell commissions Architect W.J. Ansell who ingeniously brings together into one large house the two formerly-separate mid-19th century farmhouses and their associated buildings in a free French/Scots Gothic style. A sketch in the client's possession suggest there were plans for a tower over the archway next to Unit 4 but this was never built. It is not clear why this area was not completed. A generator/battery store was added possibly to work in conjunction with a hydroelectric scheme from a short-lived dam to the North on the Tarret Burn. When the dam failed there was apparently a litigation case and this may have ended Ancells involvement.

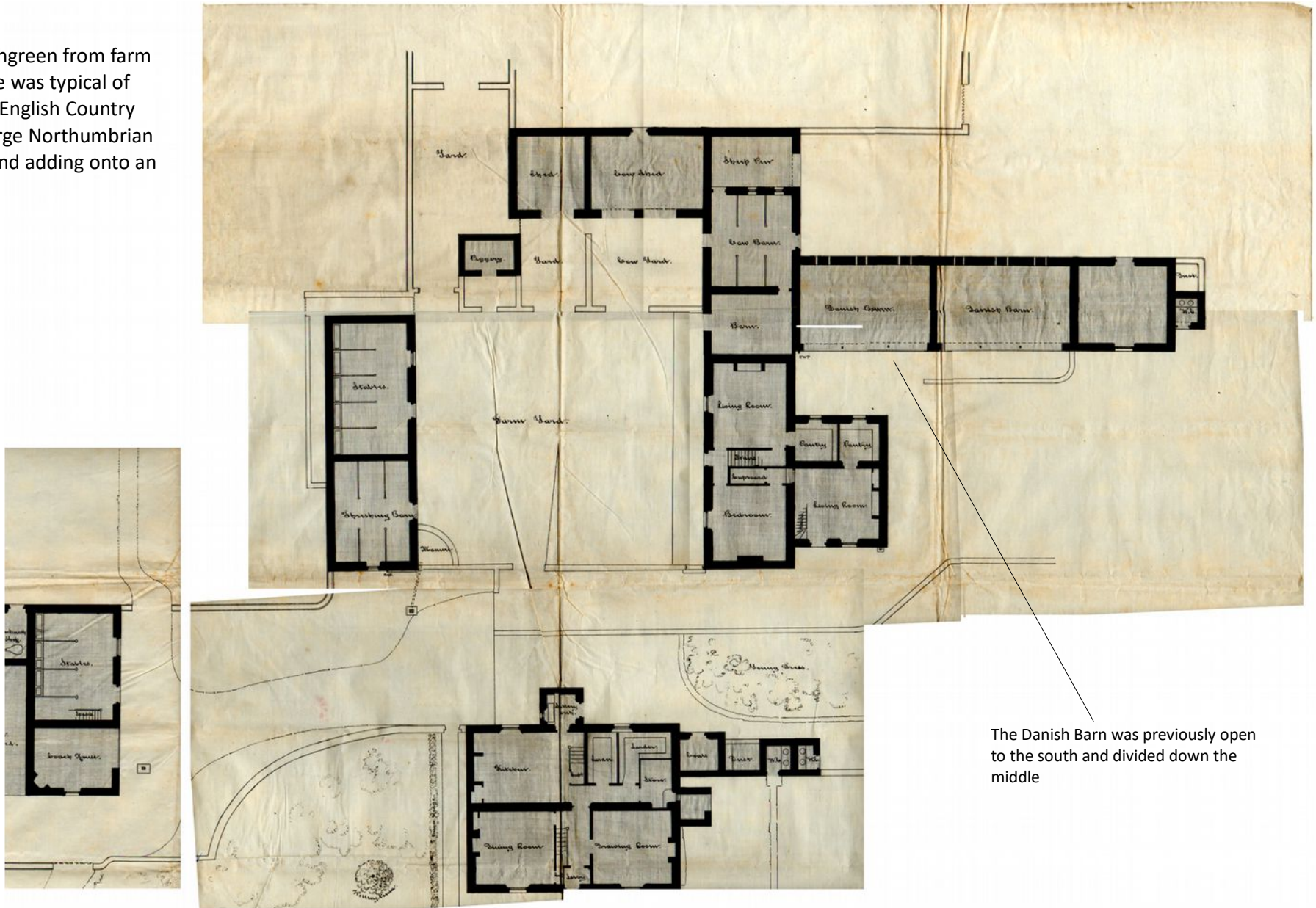
1898-1921

There was a last significant phase of development of the buildings sometime between the maps of 1898 and 1921. This phase which saw the addition of the Dairy, a tin church, the cottage (that is now unit 3), and two workers cottages at the newer east entrance. These works appear to be by a different 'hand' to the Baronial works. The Dairy in particular is in an Arts and Crafts Style with finely tooled, dressed stone. The stonework in Unit 3 is also treated in the same fine way, distinctly different from the 'rock face' stonework of the earlier baronial work.

3.3 Origins, History and Development of the Building

Farm steading pre 1894:

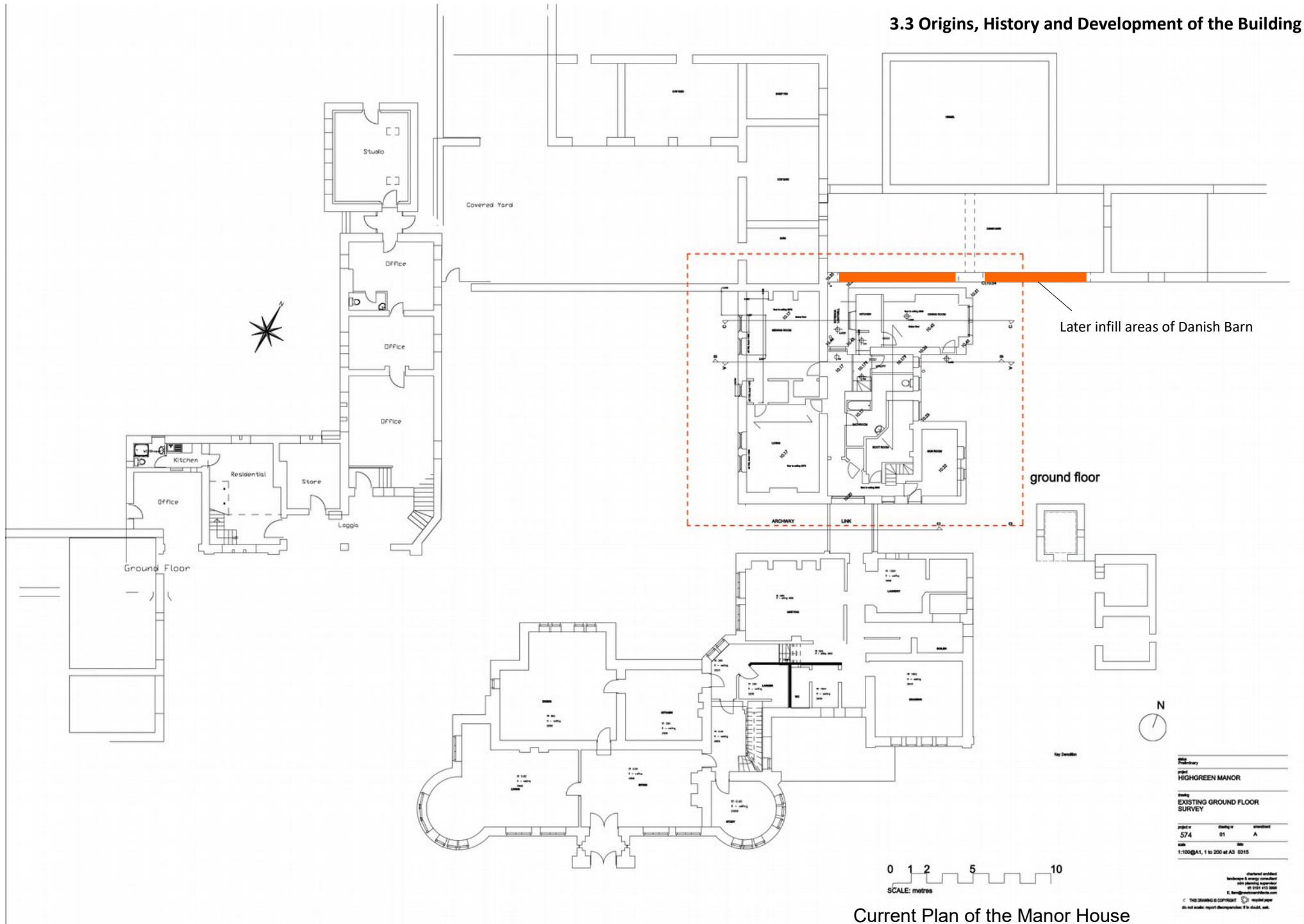
The development of Highgreen from farm steading to Manor house was typical of the development of the English Country House and very many large Northumbrian houses ie. a reworking and adding onto an existing building.



The Danish Barn was previously open to the south and divided down the middle

Extract from client's detailed plan

3.3 Origins, History and Development of the Building



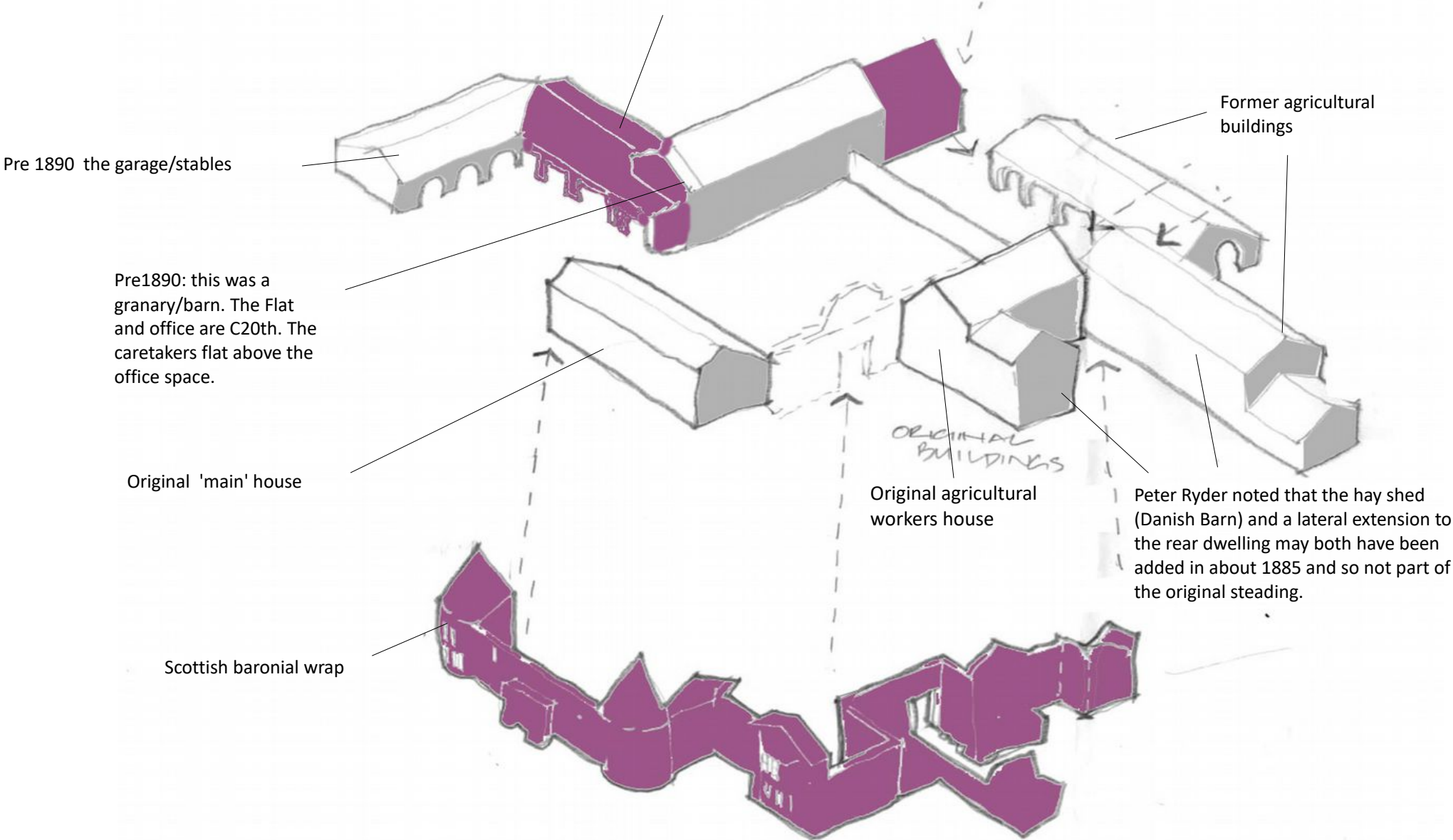
Current Plan of the Manor House

Site		
Project		
HIGHGREEN MANOR		
Survey		
EXISTING GROUND FLOOR SURVEY		
Project No	Sheet No	Revision
574	01	A
Date	Scale	
1:100@A1, 1 to 200 at A3	0315	
<small> Detailed architect landscape & energy consultant with planning experience Tel: 01474 433 3000 E: hampden@hampden.co.uk </small>		
<small> © THIS DRAWING IS COPYRIGHT © hampden paper do not make, report, reproduce, or in doubt, ask. </small>		

b. Origins, History and Development of the Building

Highgreen started out as a simple farm steading building made up of two farm buildings and assorted agricultural buildings. Then in 1894 architect W. Ansell of Clifford's Inn 'encapsulated' these buildings behind a Scottish Baronial 'wrap'.

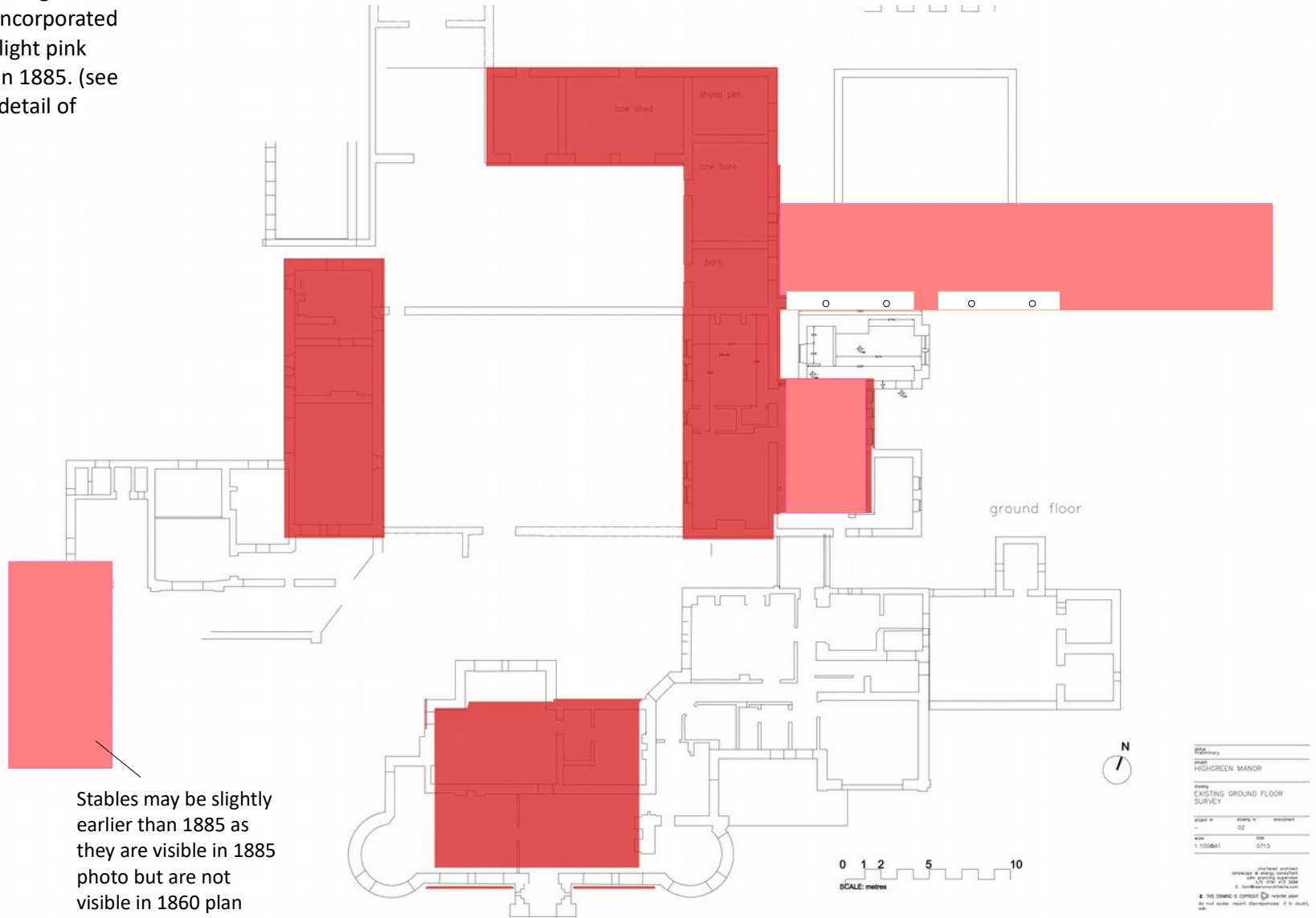
The middle connecting loggia and the artist's studio respectively were added during and after the Baronial phase.



Current plan of Highgreen: showing how the earlier farm steading was incorporated into the Baronial designs. The light pink sections were perhaps added in 1885. (see Peter Ryder's report for more detail of developments)

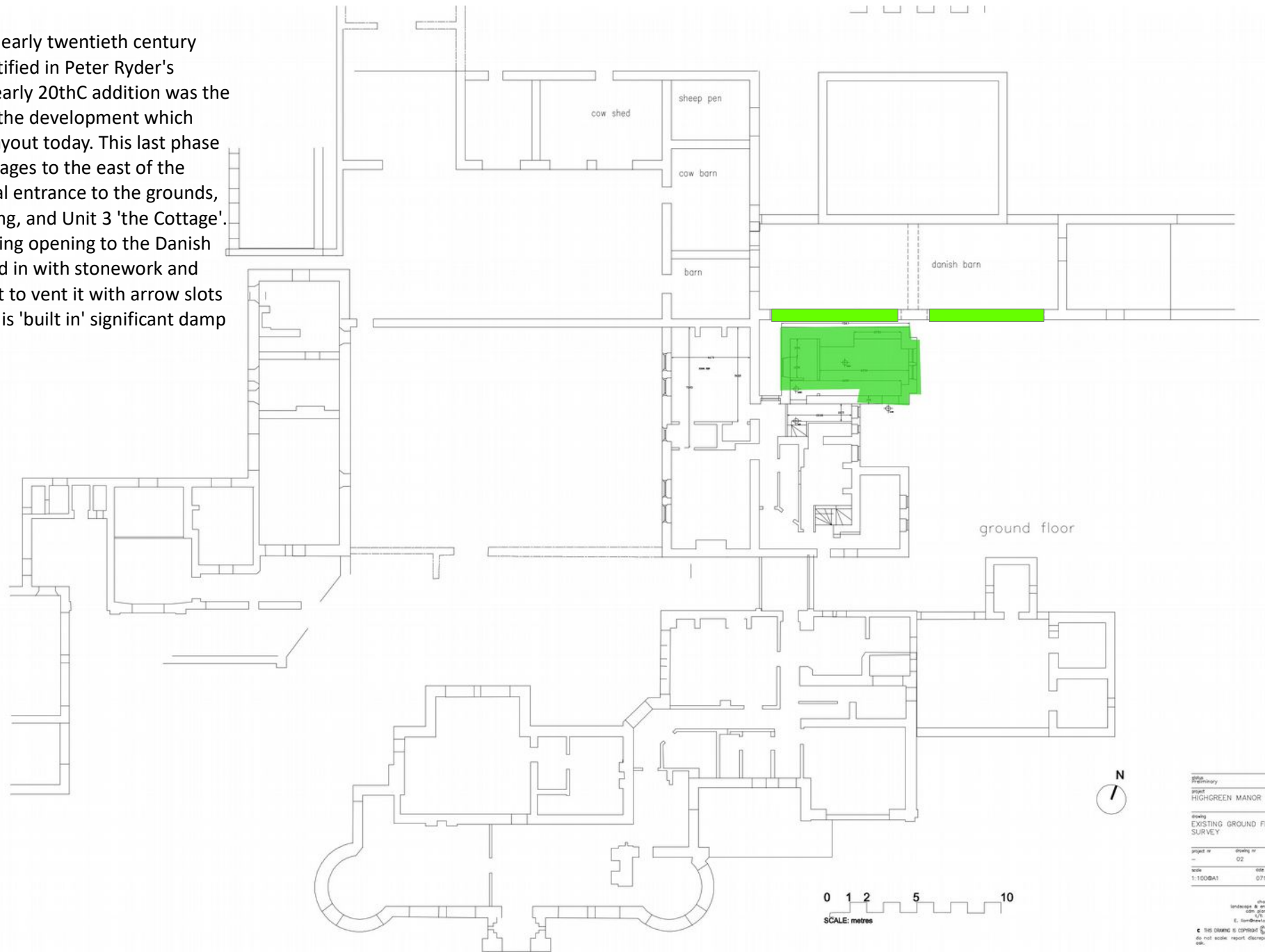
Phasing

- Mid 19th century
- C1885



Highgreen	
PHASE	
HIGHGREEN MANOR	
DRAWING	
EXISTING GROUND FLOOR SURVEY	
PROJECT NO	DATE
02	2013
SCALE	DATE
1:1000	07/13
<small> Drawn by: [Name] Checked by: [Name] Approved by: [Name] Date: [Date] </small>	
<small> All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher. </small>	

Plan showing early twentieth century addition identified in Peter Ryder's report. This early 20thC addition was the last phase of the development which created the layout today. This last phase involved; cottages to the east of the original formal entrance to the grounds, a Dairy building, and Unit 3 'the Cottage'. The south facing opening to the Danish Barn was filled in with stonework and some attempt to vent it with arrow slots was made. This 'built in' significant damp issues.



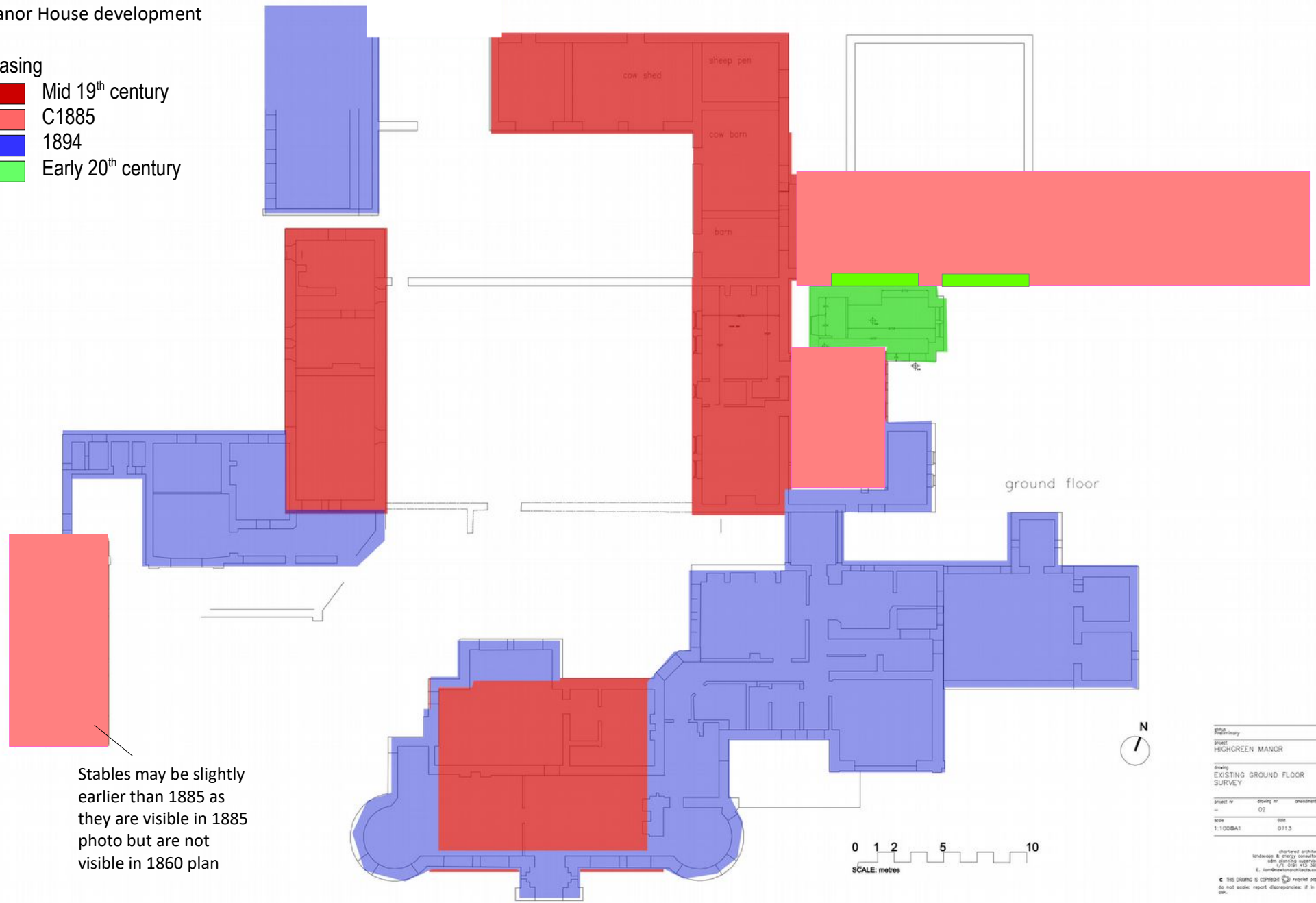
Drawing		
Project		
HIGHGREEN MANOR		
Drawing		
EXISTING GROUND FLOOR SURVEY		
Project nr	Drawing nr	Sheet nr
---	02	---
Scale	Date	
1:100@A1	0713	

Chartered architect
 landscape & energy consultant
 121, Old Mill Lane
 E. Ham@hatchlings.co.uk
 © THIS DRAWING IS COPYRIGHTED registered paper
 do not scale report discrepancies: if in doubt,
 ask.

Plan showing all 3 phases of the Manor House development

Phasing

- Mid 19th century
- C1885
- 1894
- Early 20th century



Stables may be slightly earlier than 1885 as they are visible in 1885 photo but are not visible in 1860 plan

stage	Preliminary	
project	HIGHGREEN MANOR	
drawing	EXISTING GROUND FLOOR SURVEY	
project nr	drawing nr	amendment
—	02	—
scale	date	
1:1000A1	0713	
<small> chartered architect landscape & energy consultants 47/47 OXFORD ROAD E. LEAMINGTON SPA CV32 3PP T: 01922 411111 F: 01922 411112 www.charlesandjane.co.uk </small>		
<small> © THIS DRAWING IS COPYRIGHT © charles and jane do not scale report discrepancies if in doubt, ask. </small>		

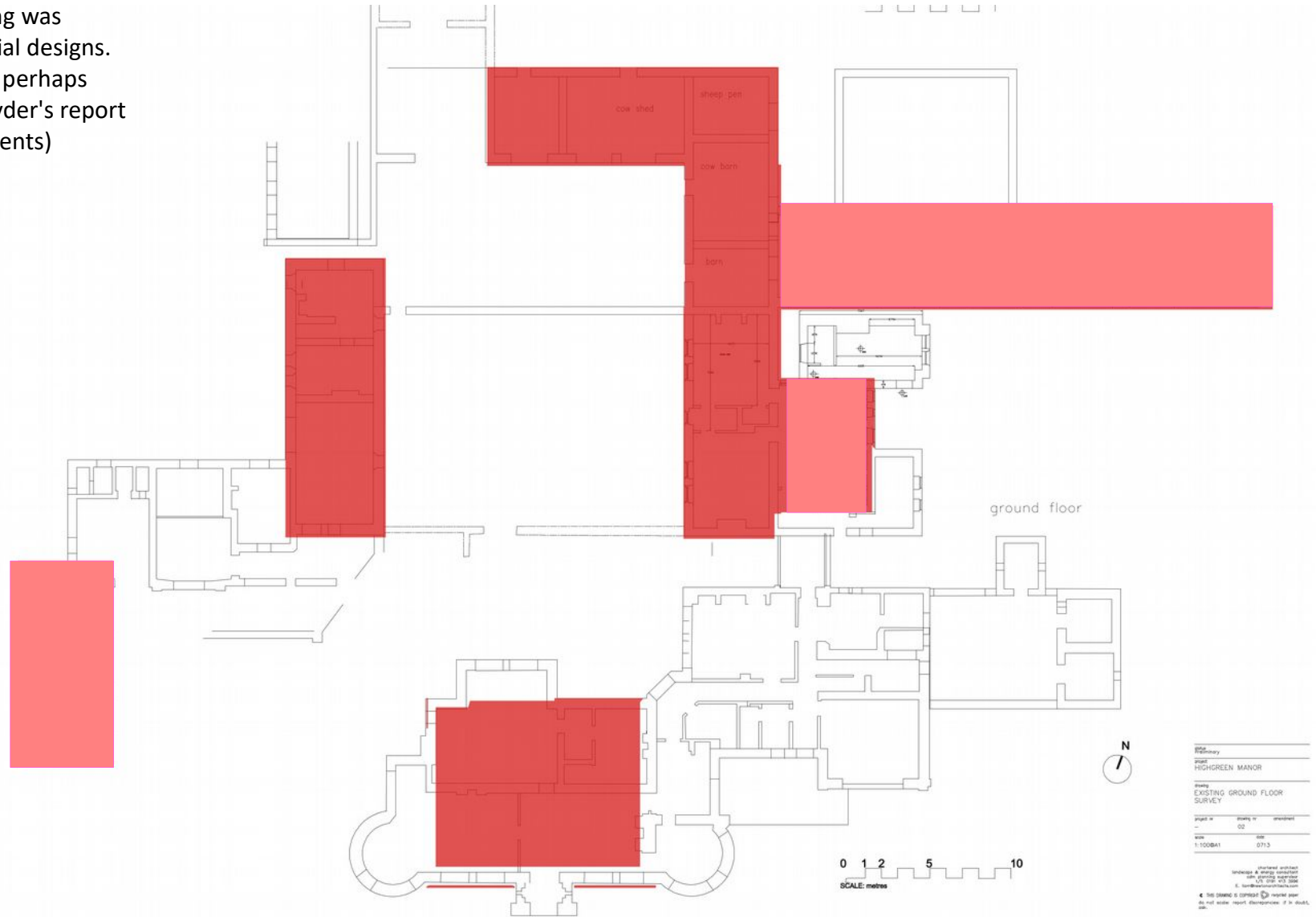
Current plan of Highgreen: showing how the earlier farm steading was incorporated into the Baronial designs. The light pink sections were perhaps added in 1885. (see Peter Ryder's report for more detail of developments)

Phasing

Mid 19th century

 C1885





Highgreen	
PROJECT	
HIGHGREEN MANOR	
DRAWING	
EXISTING GROUND FLOOR SURVEY	
PROJECT NO	02
DRAWN BY	0713
DATE	
SCALE	1:1000
<small> This drawing is the property of the architect and should not be used for any other purpose without the written consent of the architect. </small>	

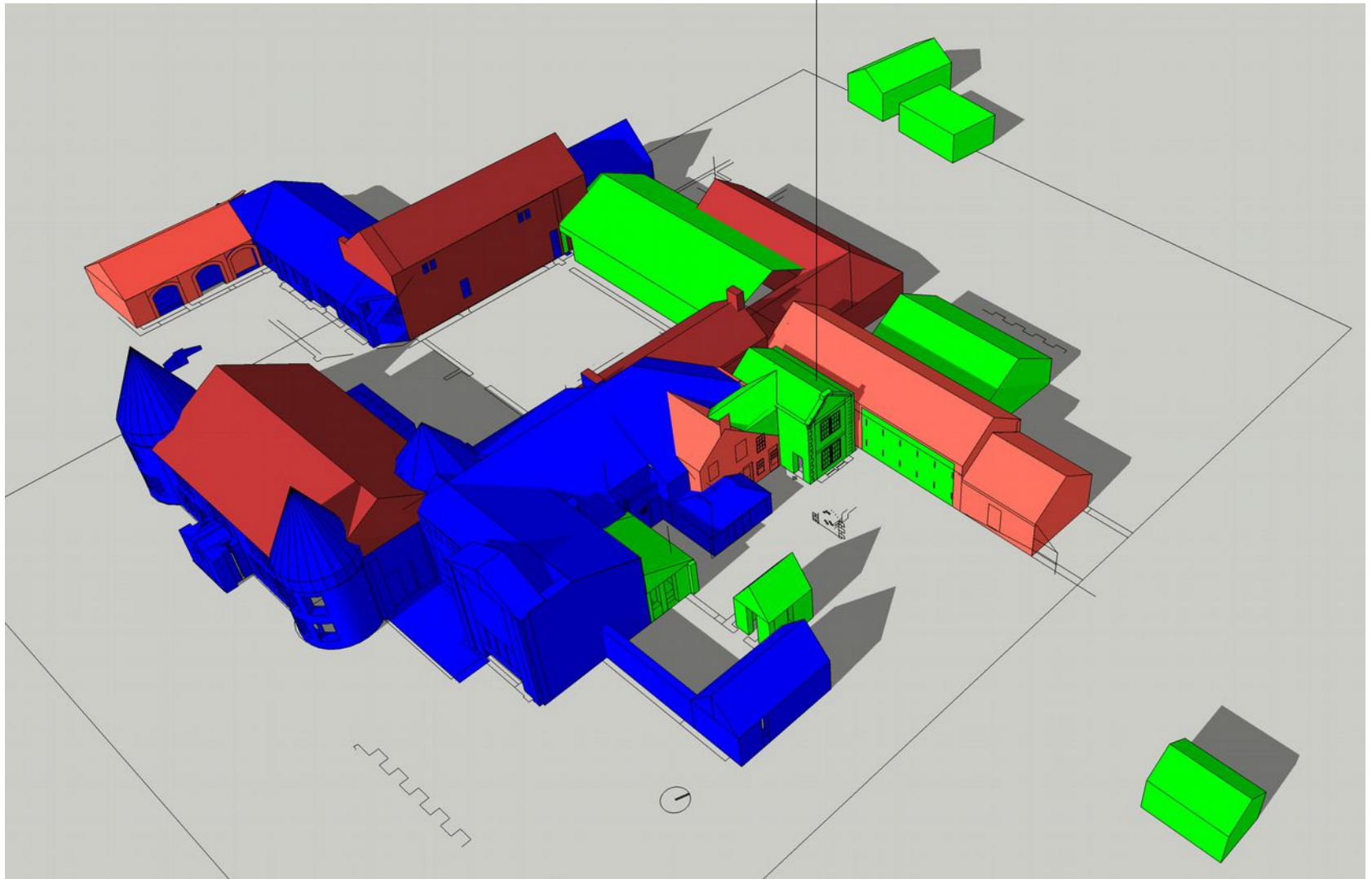
3d view from north east showing
all the phases of the Manor
House development

b. Origins, History and Development of the Building

Phasing

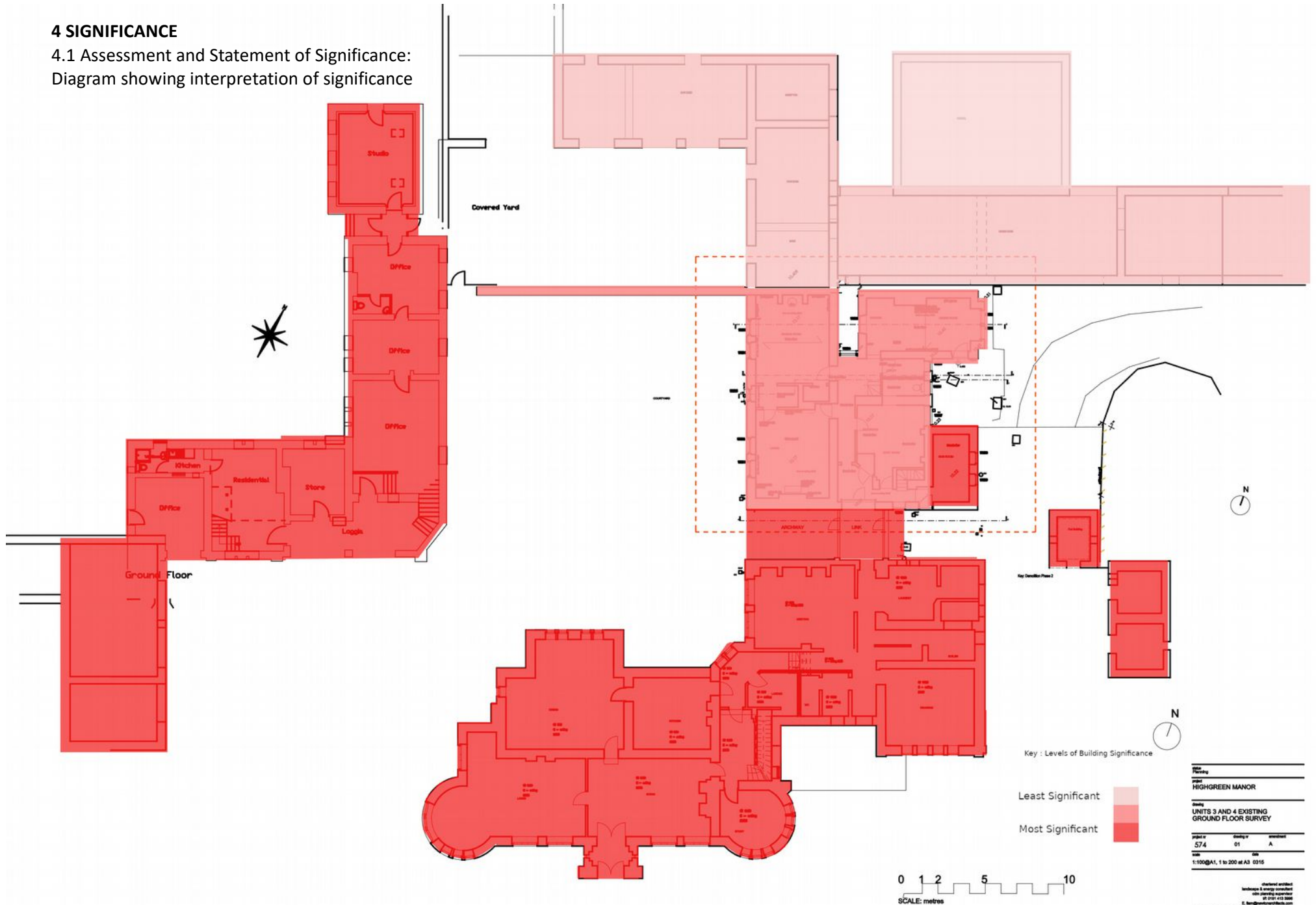
- Mid 19th century
- C1885
- 1894
- Early 20th century

Infill of Danish Barn Hidden Behind
'Cottage' Unit 3



4 SIGNIFICANCE

4.1 Assessment and Statement of Significance:
Diagram showing interpretation of significance



Key : Levels of Building Significance

Least Significant
Most Significant

0 1 2 5 10
SCALE: metres

Name		
Highgreen Manor		
Project		
UNITS 3 AND 4 EXISTING GROUND FLOOR SURVEY		
Drawing		
574	01	A
Scale		
1:100 @ A1, 1 to 200 @ A3 G315		
<small> chartered architect landscape & energy consultant 100 JARVIS ROAD WIMBORNE DT99 4JG 01929 E. hughes@hughesandson.com </small>		
<small> © THIS DRAWING IS COPYRIGHT © hughesandson do not make, report, disseminate or in any way </small>		

4 SIGNIFICANCE

4.1 Assessment and Statement of Significance

- *Grade 2 listing*
- The setting and context are important in considering the significance of the Manor House. The location is a wild windswept upland area in a remote part of the Northumberland National Park. Set in this exposed landscape in a clearing in the trees, the sheer unexpectedness and bravado of a baronial Scots/French château nestled in this setting is a big contributory factor to its significance. I am not aware of any similar house in the National Park
- Pevsner's Northumberland describes Highgreen as: '*An incongruous but not unpleasant sight to find up here on these wildest of wild moors – a Victorian country house. It was built c. 1885 for Mr Morrison Bell and extended to the r. in 1894. Quite an ordinary building, such as one might find in any prosperous Victorian suburb, except for the very nicely detailed round corner towers with their tall conical roofs. They turn the house into a chateau.*'
- With respect to the Pevsner contributor(s), this is damning with faint praise indeed! The building is anything but ordinary; the sheer unexpectedness and bravado of a baronial Scots/French chateau sheltered among trees in this wild windswept upland has created a wonderful piece of theatre. I am not aware of any similar house in the Northumberland National Park.
- While the setting and context are certainly important, the significance of the Manor comes not from the age of the building but rather from the ingenuity of retaining much of the original steading and incorporating them into a single entity beneath a unifying and flamboyant baronial skin.
- The 1894 refurbishment clearly focused on enhancing the south facing elevations that are visible from the road and as visitors approached. The buildings to the rear (in the area of units 3 and 4) are not of the same quality and suggest that less consideration was paid to them. In their present condition they are not enhancing the building as a whole.

Significance of the Danish Barn and 20th Century infill

- Based on the above interpretation of significance, The collection of agricultural buildings to the rear of the manor house are interesting but unremarkable in their own right. They are robust buildings that have been altered over time to be fit for purpose. The Danish Barn which is assumed to have been build around 1885, has been altered significantly. Once open to the south, this open front was filled in in the early 20th century, presumably to separate the agricultural operations on the site from the domestic areas and the new extension which was added at this time. Rudimentary new openings were made in the north facade in the early 20th century in conjunction with the filling in the the south side. The filling in of the south side adjacent to Unit 3 (The Cottage) caused significant historical damp and maintenance issues.

5. THE PROPOSALS

The proposal is to removed a 20th C Panel of stonework which walled up the open south side of the Danish Barn when the access to the barn was turned round during works to extend the Manor House.

It is only proposed to remove the area of stonework adjacent to Unit s (The Cottage). The area of Unit 3 has historically suffered from damp and moisture issues which is degrading the fabric of the building. Recent opening up of the floor and removal of plaster off the walls in an attempt to dry the building out has only served to emphasise the extent of the problem.

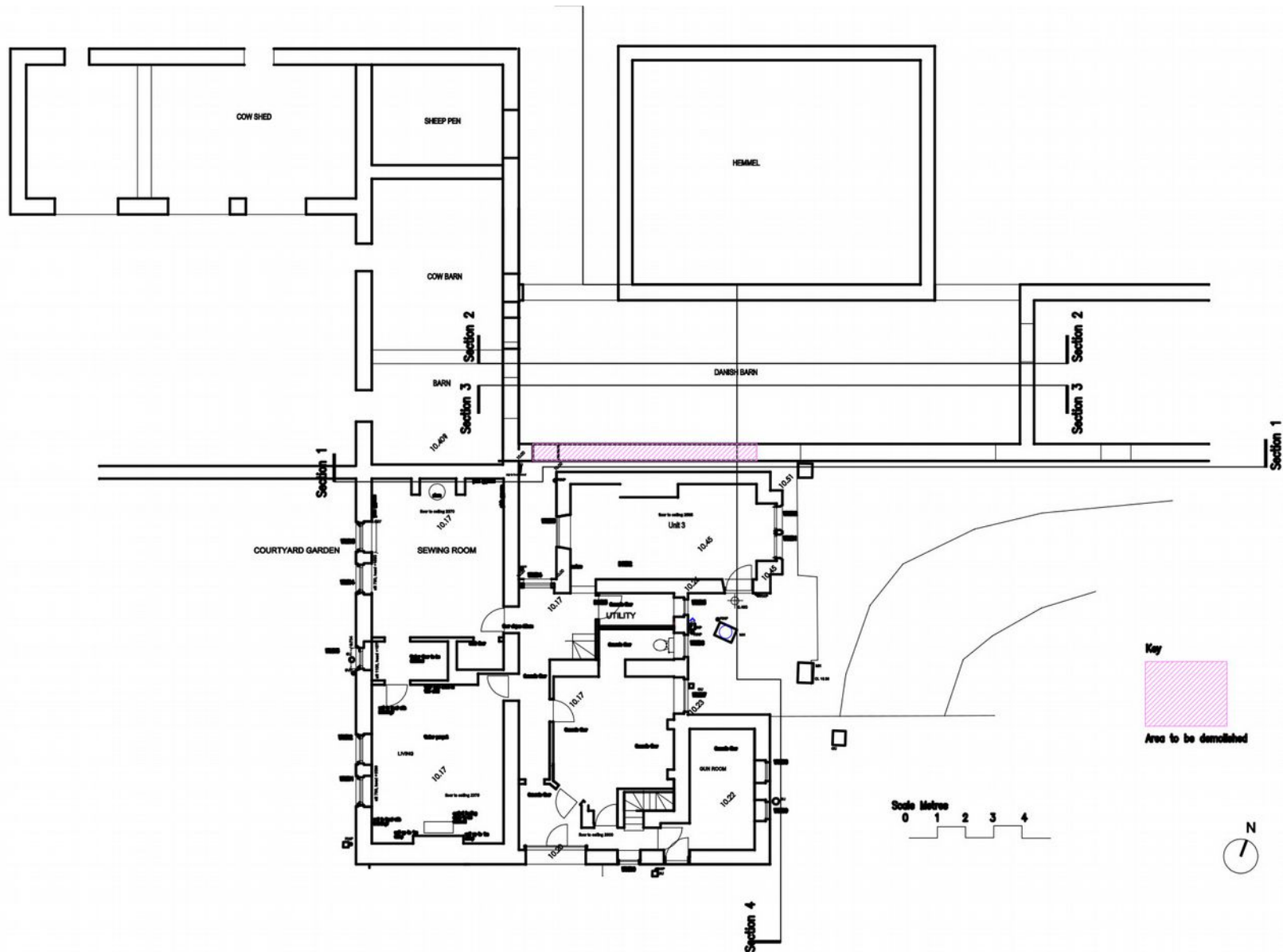
Due to the close proximity of the Danish Barn to The Cottage it is virtually impossible to excavate the gap between in order to insert a French drain to lower the water table and begin to dry the wall out. Refurbishment work cannot be carried out until the moisture content of the wall is lowered.

The Following drawings below show the extent of the works, and the photos illustrate the issues.





Area of stone to be removed hidden down side of unit 3

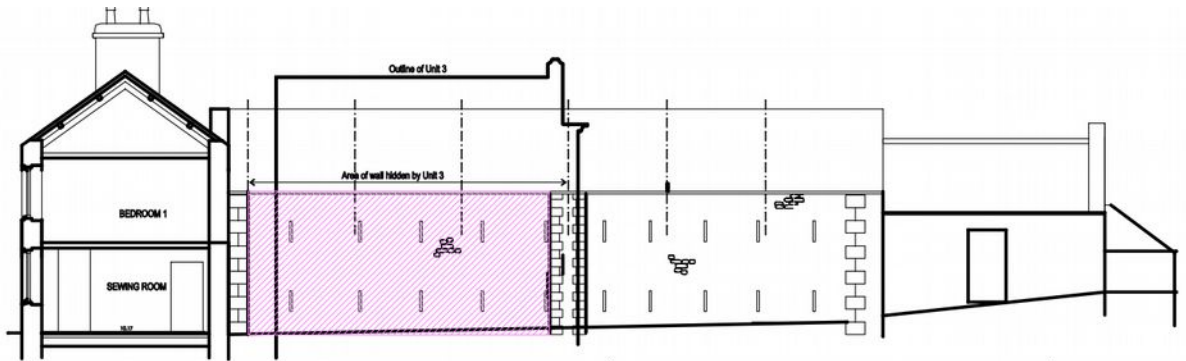


client		
Planning		
project		
HIGHGREEN MANOR		
drawing		
Highgreen Manor Danish Barn: Existing		
project no	drawing no	consultant
574	103	
scale	date	
1:1000&A1, 1 to 200 &A3	0217	

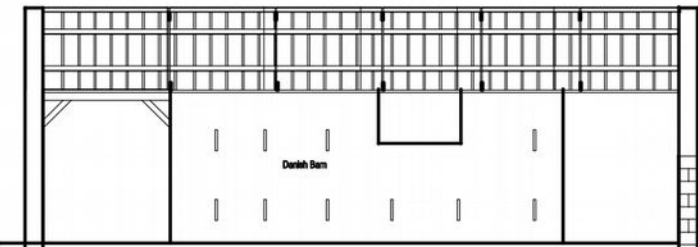
NEWTON ARCHITECTS
 chartered architect: landscape & energy consultant
 t: 0191 413 3996 e: info@newtonarchitects.co.uk

c THIS DOCUMENT IS COPYRIGHTED registered paper
 do not scale: report discrepancies: if in doubt, ask.

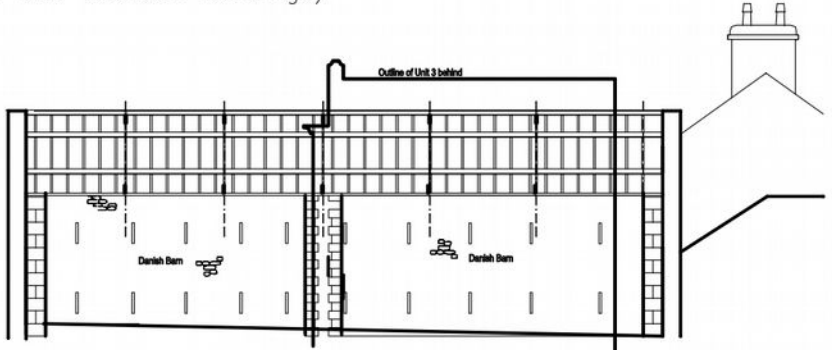
Plan showing area in pink of part of the Danish barn to be removed



Section 1: Danish Barn External Elevation South Side (cut down slot between buildings)



Section 2: Danish Barn Internal Elevation North Side

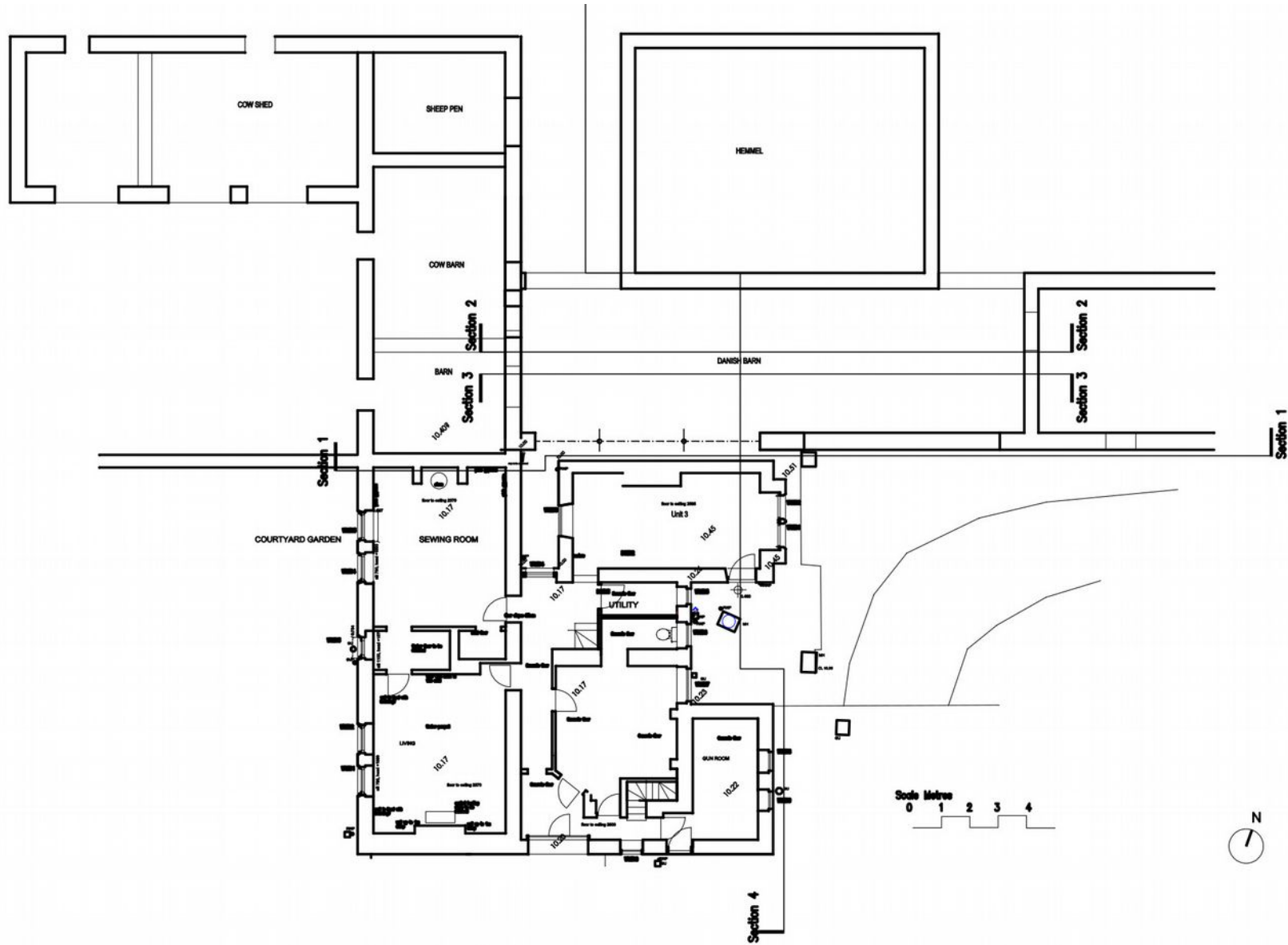


Section 3: Danish Barn long section looking South



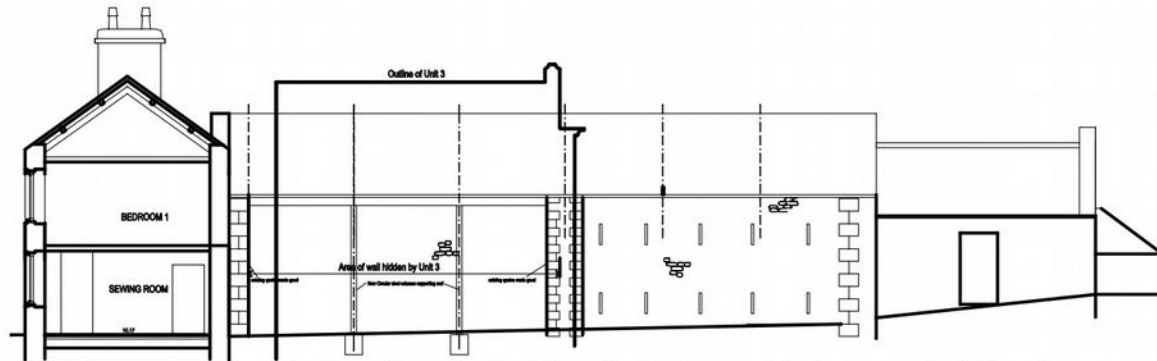
Section 4: Cross Section Through Danish Barn

Sections showing area in pink of part of the Danish barn to be removed

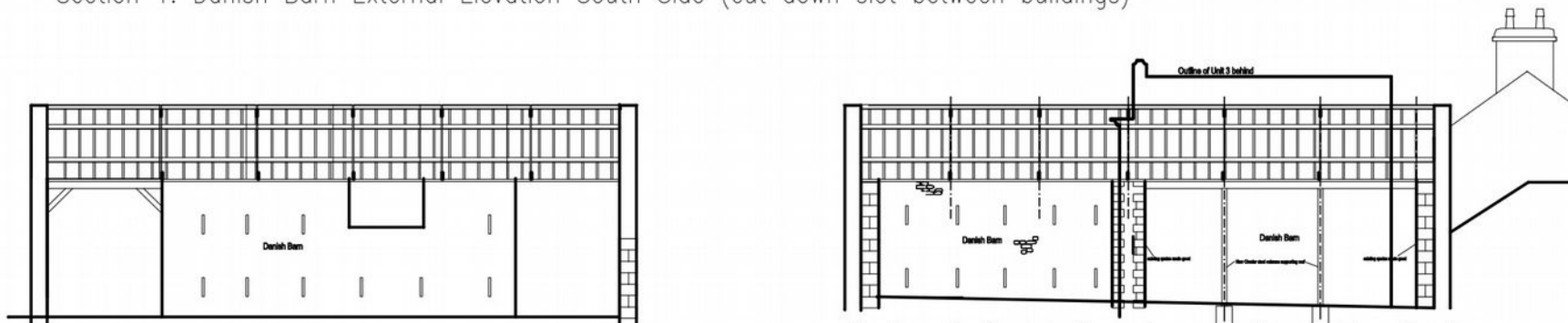


plan
 Planning
 project
HIGHGREEN MANOR
 drawing
 Highgreen Manor Danish Barn:
 Proposed
 project no. drawing no.
 574 105
 scale date
1:1000A1, 1 to 200 @A3 0217
NEWTON ARCHITECTS
 chartered architect; landscape & energy consultant
 t: 0191 413 3996 e: info@newtonarchitects.co.uk
 © THIS DOCUMENT IS COPYRIGHT registered paper
 do not scale; report discrepancies if in doubt, ask.

Proposed Plan



Section 1: Danish Barn External Elevation South Side (cut down slot between buildings)



Section 2: Danish Barn Internal Elevation North Side

Section 3: Danish Barn long section looking South



Section 4: Cross Section Through Danish Barn

6 HERITAGE IMPACT ASSESSMENT

6.1 Heritage Impact Assessment

Impact of the proposed removal of the infill panel to The Danish Barn

- The proposed removal of the panel adjacent to Unit 3 (The Cottage), would significantly help with remedial work to preserve more significant parts of the main manor house.
- Given its location out of sight and in close proximity to the existing house it would impact little on the significance of the main building.

6.2 Mitigation

The removal of the panel of stonework, will:

- enable access for remedial works to the main part of the house.
- enable a drain to be put at the foot of the house wall to alleviate the historical damp issue.
- Improve access for ongoing maintenance
- enable air movement to be introduced to the whole area to allow the main house to dry out and importantly stay dry.

6.3 Conclusions

The stonework will only be removed from the part of the wall which is not visible when looking at the principal elevations of the house

The benefits of the work to help preserve the existing fabric would significantly outweigh the harms to the historic asset removal of the stonework will help in the preservation of other more significant parts,